

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JANUARY 17, 2018

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, January 17, 2018** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

PLAN AMENDMENT

Request approval of adoption of the **Plan West Ashley** area plan.

REZONINGS

1. **Bees Ferry Rd (West Ashley) TMS# 3050800058 & 060** – approx. 50.07 ac. Request rezoning from Gathering Place (GP) to General Business (GB).
Owner: Whitfield Construction Company
Applicant: Retail Planning Corporation
2. **116 Queen St (Peninsula) a portion of TMS# 4570804074** – 0.045 ac. Request rezoning to include the rear portion of the property in the School (S) Overlay Zone.
Owner: L. Sloan Wright et al.
Applicant: Charleston Day School
3. **363, 367 & 369 King St (Peninsula) TMS# 4570402027, 028 & 029** – 0.44 ac. Request rezoning from Urban Commercial (UC) to Mixed-Use/Workforce Housing (MU-2/WH).
Owner/ Applicant: 23 Bond Owner 363-369 King LLC
4. **36 & 38 Line St and Sheppard St Right-of-Way (Peninsula) TMS# 4590503105, 106 & 138** – approximately 0.64 ac. Request rezoning from Light Industrial (LI), General Business (GB) and unzoned right-of-way to Mixed-Use (MU-2) & Mixed-Use Workforce Housing (MU-2/WH).
Owner: East Line Partners LLC and SCDOT
Applicant: LS3P
5. **1625 Jessamine Rd (West Ashley) TMS# 3511200078** – 0.36 ac. Request rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR).
Owner/Applicant: BS LLC
6. **1551 Mulberry St (West Ashley) TMS# 3500700090** – 0.45 ac. Request rezoning from Single-Family Residential (SR-2) to Commercial Transitional (CT).
Owner/Applicant: Low Country Christian Center
7. **Bees Ferry Rd and West Ashley Cir (West Ashley) TMS# 3010000027** (a portion) – approx. 7.0 ac. Request rezoning from Gathering Place (GP) to General Business (GB).
Owner: Whitfield Construction Company
Applicant: Madison Capital Group

SUBDIVISIONS

1. **Bermuda Point (Ashley River Road – West Ashley) TMS# 3550700006 & 012** – 4.6 ac. 35 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12), Limited Business (LB), General Business (GB).
Owner: Parsonage-CPW, LLC
Applicant: Windmill Engineering
2. **Grand Oaks, Phases 8, 9B-11 (Proximity Drive – West Ashley) TMS# 3010000696** – 72.8 ac. 137 lots. Request approval of revised subdivision concept plan. Zoned Planned Unit Development (PUD).
Owner: CalAtlantic Group, Inc.
Applicant: HLA, Inc.

ZONINGS

1. **1 Riverdale Dr (West Ashley) TMS# 4181400080** – 0.26 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Maho Holdings LLC
2. **S Gevert Dr (James Island) TMS# 3430300270** – 0.24 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Union Investments LLC

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **8 ½ State Street (Peninsula) TMS# 4580903026** – 0.04 ac. 1 lot. LB. Final subdivision plat pending approval.
2. **Riverview Estates (River Road – Johns Island) TMS# 3120000064, 065, 066** – 45.6 ac. 48 lots. C & SR-1. Preliminary subdivision plat under review.
3. **CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.2 ac. 3 lots. DR-6, GO, SR-1. Preliminary subdivision plat pending approval.
4. **Oak Bluff, Phase 1B (Oak Bluff Avenue – Cainhoy) TMS# 2690000043** – 4.7 ac. 19 lots. SR-1. Final subdivision plat pending approval.
5. **Parcel E, Phases 3 & 4 (Brailsford Street – Daniel Island) TMS# 2750000110** – 31.6 ac. DI-R. Final subdivision plat pending approval.
6. **F Street Parcel (Peninsula)** – 0.7 ac. 1 lot. Final subdivision plat pending approval.
7. **823 Jordan Street (James Island) TMS# 4250800029** – 0.7 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
8. **Nabors Drive Townhomes (James Island) TMS# 4281600013, 046, 047, 048, 052** – 3.9 ac. 25 lots. DR-9. Revised preliminary subdivision plat pending approval.
9. **Oakfield, Phase 6 (Cane Slash Road – Johns Island) TMS# 2780000041** – 24.8 ac. 78 lots. PUD. Preliminary subdivision plat under review.
10. **Stonoview, Phase 4 (River Road – Johns Island) TMS# 3450000073 & 163** – 89.7 ac. 171 lots. PUD.

Preliminary subdivision plat approved.

- 11. Marshview Commons (McLernon Trace – West Ashley) TMS# 2850700003** – 29.0 ac. 165 lots. PUD. Final subdivision plat pending approval.
- 12. Mount Pleasant Street & Ashley Avenue (Peninsula) TMS# 4630801119** – 0.1 ac. 2 lots. SR-2. Final subdivision plat pending approval.
- 13. Floyd Drive Extension (West Ashley) TMS# 3010000027** – 0.8 ac. 2 lots. GB & GP. Preliminary subdivision plat under review.

Road Construction Plans

- 1. CCSD West Ashley Campus (Sanders Road – West Ashley) TMS# 3060000011** – 126.2 ac. 3 lots. DR-6, GO, SR-1. Road construction plans pending approval.
- 2. Nabors Drive Townhomes (James Island) TMS# 4281600013, 046, 047, 048, 052** – 3.9 ac. 25 lots. DR-9. Revised road construction plans pending approval.
- 3. Floyd Drive Extension (West Ashley) TMS# 3010000027** – 0.8 ac. 2 lots. GB & GP. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.